

2000

Residential Property Taxes & Utility Charges Survey



2000 Residential Property Taxes And Utility Charges Survey

Prepared by:

**Jong Huang
Chief Economist**

November 2000

2000 Residential Property Taxes and Utility Charges Survey

Acknowledgments

We would like to thank staff of the following cities, towns and counties for providing us their property tax information for this survey.

- City of Edmonton
- City of Calgary
- City of Red Deer
- City of Medicine Hat
- City of Lethbridge
- City of Vancouver
- City of Victoria
- City of Regina
- City of Saskatoon
- City of Winnipeg
- City of Toronto
- City of Ottawa
- City of Montreal
- City of Halifax
- City of Saint John
- City of Fredericton
- City of St. John's
- City of Yellowknife
- City of St. Albert
- City of Leduc
- City of Fort Saskatchewan
- City of Spruce Grove
- Town of Devon
- Town of Stony Plain
- Town of Morinville
- Town of Beaumont
- Leduc County
- Strathcona County

We would also like to thank staff of EPCOR for providing us power and water rates information, TELUS Communications for providing telephone rates information, and the City of Edmonton Asset Management and Public Works Department for providing sewer rates information for all the cities, towns and counties surveyed.

Disclaimer

The City of Edmonton provides this information in good faith but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information, or its use for any purpose.

*Copyright 2000 by the City of Edmonton
Planning and Development Department
c/o 3rd Floor, City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta, Canada
T5J 2R7*

Introduction

The City of Edmonton conducts an annual survey of property taxes and utility charges for an average single-family house in major Canadian cities to assess the relative burden on Edmonton property taxpayers. Since 1997, a similar survey is conducted for eleven municipalities in the Edmonton Region.

For the Canadian cities, the average single-family house is defined as a *ten to fifteen year-old* detached three-bedroom bungalow with a main floor area of 1,200 square feet, having a *one-car garage* and full basement but no recreation room or fireplace, on a 5,500 square-foot lot. For the Edmonton Region, the average house is defined slightly different from the one for the Canadian cities. The house is *twenty-five to thirty years old with a double-car garage*.

Eighteen Canadian cities and eleven municipalities in the Edmonton Region were surveyed in 2000 for information on property taxes and garbage collection charges. TELUS Communications, EPCOR and the City of Edmonton Asset Management and Public Works Department provided information on utility charges.

This report is divided into two parts. The first part discusses the survey results for the eighteen Canadian cities surveyed; the second part deals with the survey results for the eleven municipalities in the Edmonton Region.

Summary

- Edmonton's total combined property taxes and utility charges of \$3,077 for an average single-family house was 7.1% lower than the Canadian average and ranked the eighth lowest among the eighteen cities surveyed in 2000. This was better than the ninth position in 1999. In the Edmonton Region, Edmonton's total combined property taxes and utility charges was slightly higher than the Region's average and ranked the fifth lowest in the Region.
- If school taxes were excluded, Edmonton's total municipal tax and utility charges would be 11.7% lower than the eighteen cities' average and 2.8% lower than the Region's average.
- Edmonton's total property taxes (including school taxes) of \$1,605 for the average single-family house was 20% lower than the Canadian cities' average and ranked the fifth lowest among the cities. This was unchanged from the 1999 position. Edmonton's tax was slightly lower than the Region's average and ranked the seventh lowest in the Region. Edmonton's total property tax was 2.3% lower than Calgary's tax.
- Edmonton's total annual utility charges of \$1,472 ranked the third highest among the Canadian cities and was 13.6% higher than the cities' average, mainly because Edmonton had the highest water and sewer service charges. Edmonton's

2000 Residential Property Taxes and Utility Charges Survey

total utility charge was also slightly higher than the Region's average.

Part 1: Major Canadian Cities

Residential Property Taxes

- *Edmonton's total property tax of \$1,605 including municipal and school taxes, for the average single-family house, ranked the fifth lowest among the eighteen cities surveyed, unchanged from the 1999 position.* St. John's, Newfoundland had the lowest tax levy while Montreal had the highest (see Chart 1 and Table 1). Edmonton's total tax represented only 80% of the eighteen cities' average tax of \$2,015 and 98% of Calgary's tax of \$1,643.
- If school taxes were excluded, Edmonton's municipal tax of \$870 would account for only 64% of the eighteen cities' average tax of \$1,357, but would be 16% higher than Calgary's tax of \$753.

Residential Utility Charges

- *Edmonton's total utility charges for the average single-family house ranked the third highest among the eighteen cities in 2000, a slight improvement from the 1999 position.* Montreal had the lowest total charges while Yellowknife had the

highest total charges (see Chart 2 and Table 2). The total utility charges for telephone, power, water, sewer, and garbage collection for the average single-family house in Edmonton, including applicable surcharges, was \$122.65 per month or \$1,472 per year. The average total charge for the eighteen cities was \$107.97 per month or \$1,296 per year. Edmonton's charge was 13.6% higher than the eighteen cities' average.

- Edmonton's charge of \$22.40 per month for a touch-tone telephone was close to the eighteen cities' average of \$22.45. Edmonton's power rate of \$45.67 per month for 500 kWh consumption was 7.5% lower than the eighteen cities' average of \$49.39. However, Edmonton's water rate of \$25.42 and sewer rate of \$21.16 (including surcharges) per month for 20 cubic metres water consumption were 26.3% and 73.4% higher than the eighteen cities' averages of \$20.13 and \$12.20, respectively. The factors affecting higher water and sewer rates in Edmonton included the application of the user pay concept, the higher costs of water and sewage treatment, and the lower financing assistance from other levels of government.

Combined Residential Property Taxes and Utility Charges

- Edmonton's combined cost of total property taxes (including municipal and school taxes) and utility charges for the

2000 Residential Property Taxes and Utility Charges Survey

average single-family house was \$3,077 in 2000. This was 7.1% lower than the eighteen cities' average of \$3,311 but 5.4% higher than Calgary's total of \$2,919. *Edmonton's combined total property taxes and utility charges ranked the eighth lowest among the cities surveyed, compared to the ninth position in 1999.* St. John's, Newfoundland had the lowest combined cost, while Yellowknife had the highest (see Chart 3 and Table 3).

- Edmonton's position compared more favourably when only the municipal property tax was considered (that is, excluding school taxes). The combined municipal property tax and utility charges for the Edmonton homeowner amounted to \$2,342 in 2000. This was 11.7% lower than the eighteen cities' average of \$2,653. *Edmonton ranked the seventh lowest in this comparison, unchanged from its 1999 position.* Medicine Hat had the lowest and Yellowknife had the highest combined cost (see Chart 4 and Table 4).

Part 2: Edmonton Region

This is the fourth year a survey was conducted for selected municipalities in the Edmonton Region. Edmonton City Council's Property Tax Review Committee requested the survey in 1997. Parkland County didn't participate in this year's survey because water and sewer service is not provided in the County, thereby making

the County not comparable to other municipalities. The following are the survey results for eleven municipalities in the Edmonton Region.

Residential Property Taxes

- *Edmonton's total property tax of \$1,578, including municipal and school taxes, for the average single-family house ranked the seventh lowest among the eleven municipalities surveyed in 2000.* Fort Saskatchewan had the lowest tax levy while St. Albert had the highest (see Chart 5 and Table 5). Edmonton's total tax was slightly lower than the Region's average tax of \$1,584.
- If school taxes were excluded, Edmonton's municipal tax of \$856 would account for only 92% of the Region's average tax of \$933, and would rank the fourth lowest.

Residential Utility Charges

- *Edmonton's total utility charges for the average single-family house ranked the seventh lowest in the Edmonton Region in 2000, compared to the sixth position in 1999.* St. Albert had the lowest utility charges while Strathcona County had the highest charges (see Chart 6 and Table 6). The total utility charges for telephone, power, water, sewer, and garbage collection for the average single-family house in Edmonton, including applicable surcharges, was \$122.65 per

2000 Residential Property Taxes and Utility Charges Survey

month or \$1,472 per year. The average total charges for the Edmonton Region was \$121.86 per month or \$1,462 per year. Edmonton's total utility charge was slightly higher than the Edmonton Region's average.

- Edmonton's cost of \$22.40 per month for a touch-tone telephone was 16% lower than the Region's average of \$26.67. Edmonton's power rate of \$45.67 per month for 500 kWh consumption was 5.2% lower than the Region's average of \$48.18. Edmonton's water rate of \$25.42 and sewer rate of \$21.16 (including surcharges) per month for 20 cubic metres water consumption were 1.3% and 46.1 % higher than the Region's averages of \$25.09 and \$14.48, respectively.

Combined Residential Property Taxes and Utility Charges

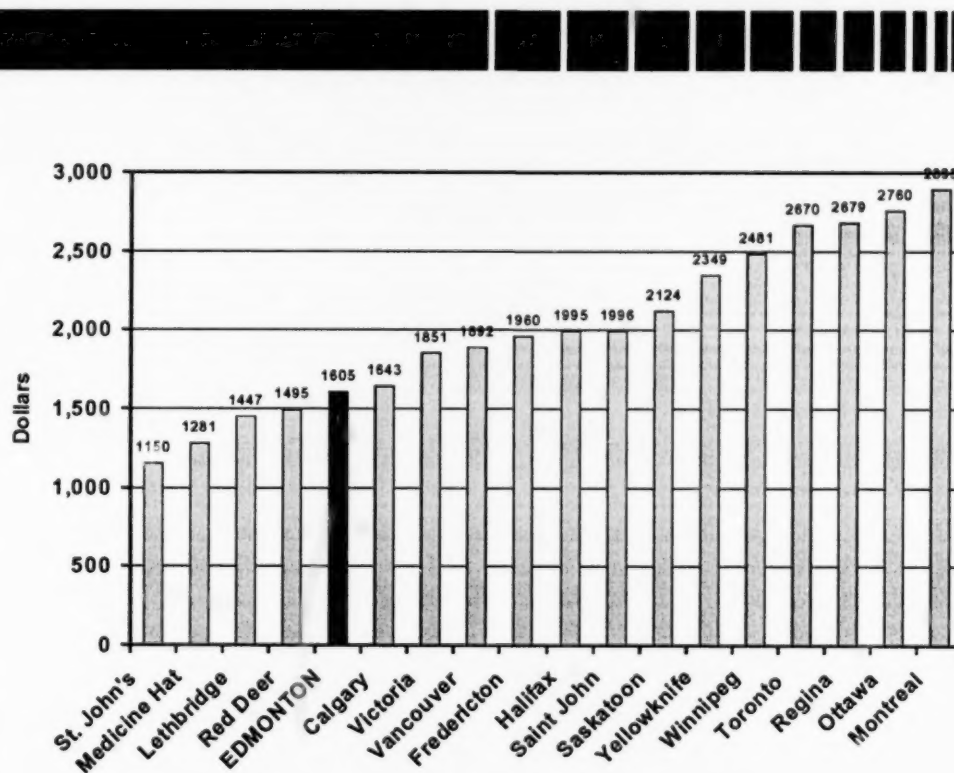
- Edmonton's combined cost of total property taxes (including municipal and school taxes) and utility charges for the average single-family house was \$3,050 in 2000. This was similar to the Region's average of \$3,046. *Edmonton's combined total property taxes and utility charges ranked the fifth lowest in the Region, up from the third position in 1999.* Fort Saskatchewan had the lowest combined cost while Morinville had the highest (see Chart 7 and Table 7).

- *Edmonton's position compared favourably and ranked the third lowest, unchanged from the 1999 position, when only the municipal property tax is considered (that is, excluding school taxes).* The combined municipal tax and utility charges for the Edmonton homeowner amounted to \$2,328 in 2000. This was 2.8% lower than the Region's average of \$2,395. Leduc County had the lowest combined cost while Morinville had the highest in this comparison (see Chart 8 and Table 8).

Remarks

- It is inappropriate to use property tax information contained in this report to compare management efficiency among local governments. Property tax differences among local governments are attributable to many factors. These factors include the structure and sources of local governments' operating revenues, the levels and costs of services provided, the use of split mill rates, different ways for financing local improvements, and the extent of the application of the user pay approach. However, property tax differences are a useful measurement of the comparative tax burden.

Chart 1: Total Property Tax for a Single-Family House in 2000 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. October 2000

Notes:

- (1) Figures include municipal, regional and school taxes, net of homeowner grants if applicable.
- (2) The sample house is defined as a 10 -15 year-old detached 3 bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, one car garage, on a 5,500 square foot lot.

2000 Residential Property Taxes and Utility Charges Survey

Table 1
Comparative Property Tax Levy on a Sample House in 2000 [1]
(Selected Canadian Cities)
(dollars)

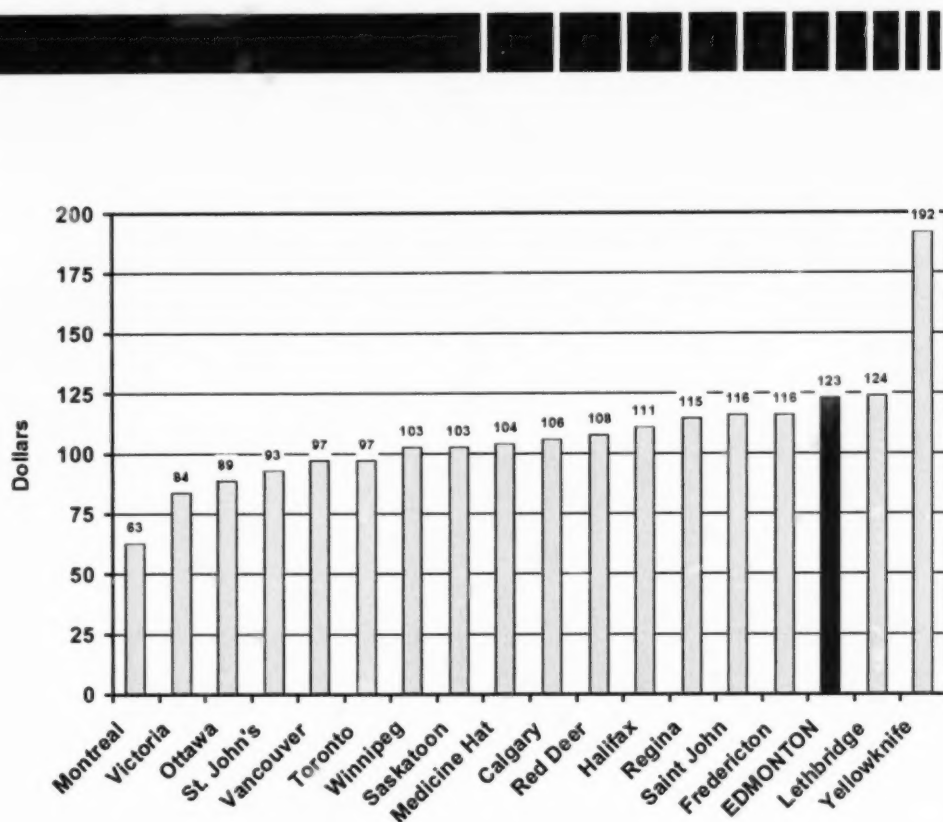
City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
EDMONTON	870	735	0	1,605	0	1,605	5
Calgary	753	890	0	1,643	0	1,643	6
Red Deer	758	737	0	1,495	0	1,495	4
Medicine Hat	596	685	0	1,281	0	1,281	2
Lethbridge	765	682	0	1,447	0	1,447	3
Vancouver [4]	1,126	1,073	163	2,362	470 [2]	1,892	8
Victoria	1,203	822	296	2,321	470 [2]	1,851	7
Regina	1,202	1,349	128	2,679	0	2,679	16
Saskatoon	837	1,186	101	2,124	0	2,124	12
Winnipeg	1,456	1,350	0	2,806	325	2,481	14
Montreal	2,490	403	0	2,893	0	2,893	18
Toronto	1,759	911	0	2,670	0	2,670	15
Ottawa	518	608	1,634	2,760	0	2,760	17
Halifax	1,406	539	50	1,995	0	1,995	10
Saint John	1,973	0	1,739	3,712	1,716 [3]	1,996	11
Fredericton	1,932	0	2,128	4,060	2,100 [3]	1,960	9
St. John's	1,150	0	0	1,150	0	1,150	1
Yellowknife	1,380	969	0	2,349	0	2,349	13

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch.
October 2000.

Notes:

1. The sample house is defined as a **ten- to fifteen-year-old** detached three bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **one car garage**, on a 5,500 square foot lot.
2. Grant is \$470 for school levy for homeowners with age 64 years or under and \$745 for senior citizens or handicapped
3. Provincial government homeowners grant for owner occupied dwellings
4. Based on an averaged value single-family house which may not correspond to the sample house described above.

**Chart 2: Total Monthly Utility Charge
for a Single-Family House in 2000 -
Canadian Cities**



Prepared by: The City of Edmonton, Planning and Development Department, October 2000
Note: Figures include charges for telephone, power, water, sewer and garbage collection.

2000 Residential Property Taxes and Utility Charges Survey

Table 2
Average Monthly Utility Charges for a Single-Family House
(Selected Canadian Cities)
(as of September 2000)
(dollars)

City	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Total	Rank
EDMONTON	22.40	45.67	25.42 [6]	21.16 [6]	8.00	122.65	16
Calgary	22.86	43.32	24.44	15.68	-	106.30	10
Red Deer	23.61	44.35	17.36	16.01	6.25	107.58	11
Medicine Hat	23.61	40.41	16.27	14.94	9.05	104.28	9
Lethbridge	23.61	45.64	25.22	19.99	9.65	124.11	17
Vancouver	25.00	34.57	18.95	5.25	13.25	97.02	5
Victoria	21.65	34.57	12.84	2.94	12.25	84.25	2
Regina	22.00	55.22	21.63	15.85	-	114.70	13
Saskatoon	22.00	55.22	16.52 [6]	9.68	-	103.42	8
Winnipeg	22.02	38.61	23.10	19.63	-	103.36	7
Montreal	21.95	40.72	0 [5]	- [5]	-	62.67	1
Toronto	21.95	49.44	18.10	7.72	-	97.21	6
Ottawa	20.20	40.55	10.90	17.58	-	89.23	3
Halifax	25.00	60.09	13.94	11.66	-	110.69	12
Saint John	20.00	55.37	15.49	24.73	-	115.59	14
Fredericton	20.00	61.63	17.40	16.73	-	115.76	15
St. John's	19.95	56.53	16.44	- [5]	-	92.92	4
Yellowknife	26.33	87.09	68.35 [4]	- [4]	10.00	191.77	18
Average	22.45	49.39	20.13	12.20	3.80	107.97	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch.
 October 2000.

Sources: EPCOR, TELUS and City of Edmonton Asset Management & Public Works Department.

Notes: (1) For a touch-tone phone.

(2) Based on 500 KWH/month power consumption. Rates shown are as of July 2000 and include GST.

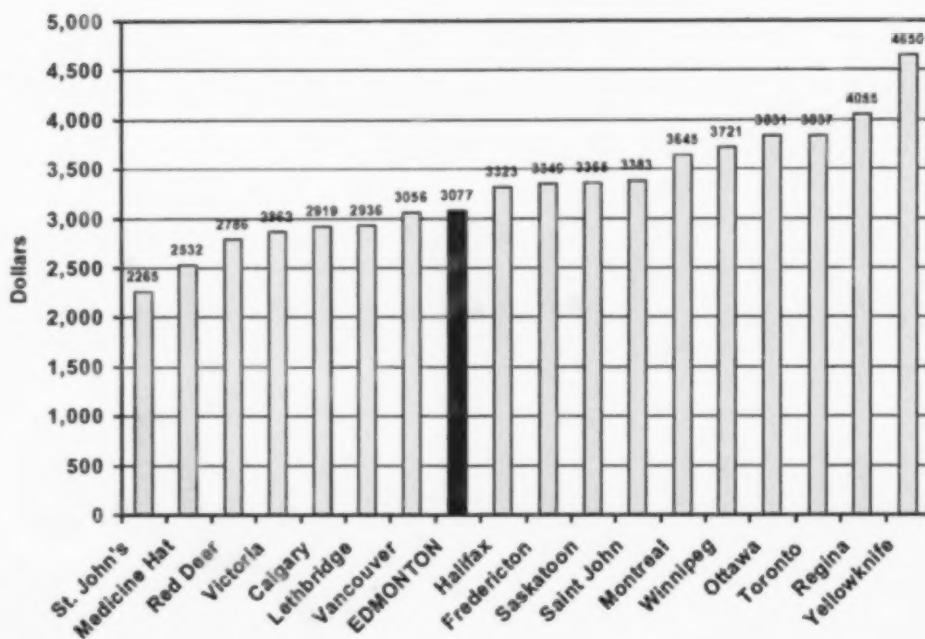
(3) Based on 20 cubic meter per month water consumption.

(4) This amount is for both water and sewer charges.

(5) Financed through property tax.

(6) Includes surcharges

Chart 3: Total Property Tax and Utility Charges for a Single-Family House in 2000 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department, October 2000

Notes: (1) Total property tax includes municipal, regional and school taxes, but are net of homeowner grants or credits if applicable. (2) The sample house is defined as a 10-15 year-old detached 3 bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, one car garage, on a 5,500 square foot lot.

2000 Residential Property Taxes and Utility Charges Survey

Table 3
Annual Total Property Tax and Utility Charges
for a Single-Family House in 2000
(Selected Canadian Cities)
(dollars)

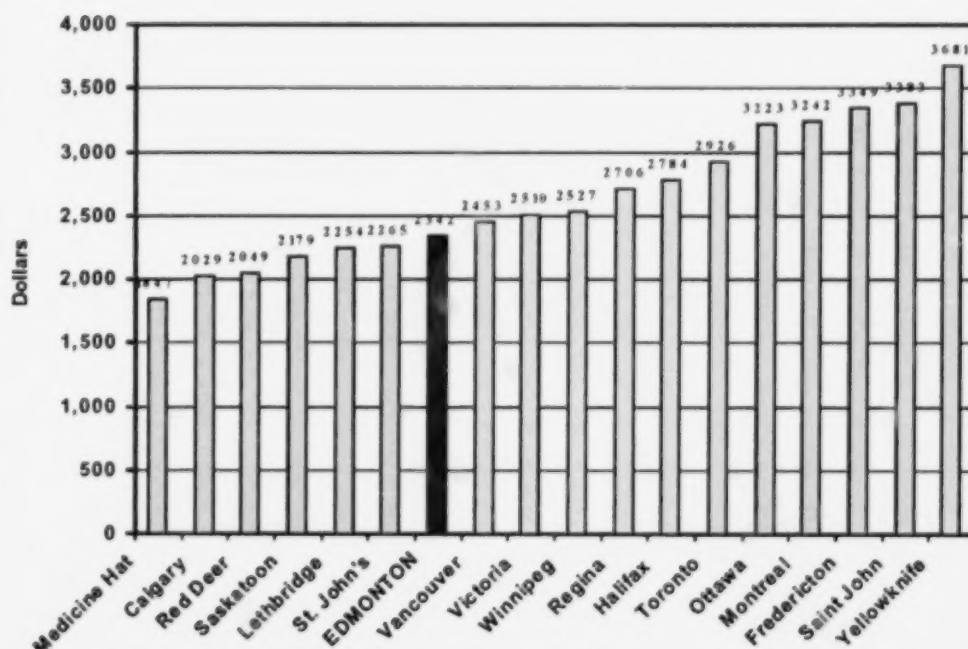
City	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	1,605	1,472	3,077	8
Calgary	1,643	1,276	2,919	5
Red Deer	1,495	1,291	2,786	3
Medicine Hat	1,281	1,251	2,532	2
Lethbridge	1,447	1,489	2,936	6
Vancouver	1,892	1,164	3,056	7
Victoria	1,851	1,011	2,862	4
Regina	2,679	1,376	4,055	17
Saskatoon	2,124	1,241	3,365	11
Winnipeg	2,481	1,240	3,721	14
Montreal	2,893	752	3,645	13
Toronto	2,670	1,167	3,837	16
Ottawa	2,760	1,071	3,831	15
Halifax	1,995	1,328	3,323	9
Saint John	1,996	1,387	3,383	12
Fredericton	1,960	1,389	3,349	10
St. John's	1,150	1,115	2,265	1
Yellowknife	2,349	2,301	4,650	18
Average	2,015	1,296	3,311	--

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services October 2000

Notes: (1) Property tax shown includes municipal, regional and school taxes, but is net of homeowner grants or credits.

(2) Utility charges include telephones, power, water, sewers and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 4: Combined Municipal Property Tax and Utility Charges for a Single-Family House in 2000 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department, October 2000

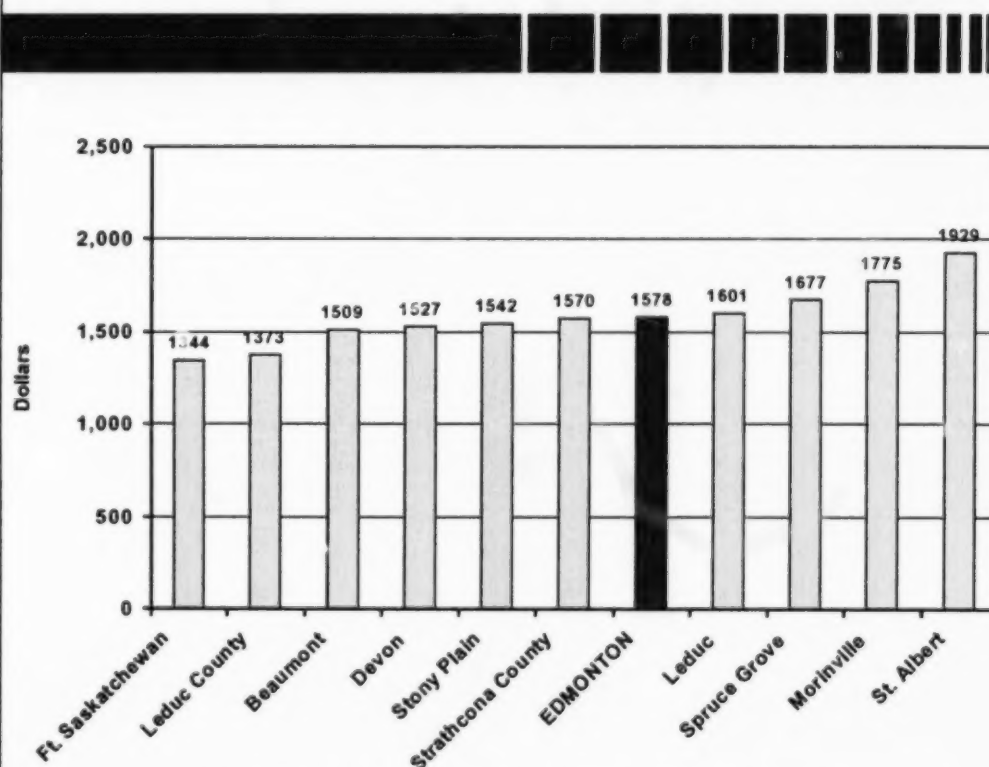
Notes: (1) Property taxes include both municipal and regional taxes, but exclude school taxes and net of homeowner grants if applicable. (2) The sample house is defined as a 10-15 year-old detached 3 bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, one car garage, on a 5,500 square foot lot.

2000 Residential Property Taxes and Utility Charges Survey

Table 4
Annual Municipal Property Tax and Utility Charges
for a Single-Family House in 2000
(Selected Canadian Cities)

City	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	870	1,472	2,342	7
Calgary	753	1,276	2,029	2
Red Deer	758	1,291	2,049	3
Medicine Hat	596	1,251	1,847	1
Lethbridge	765	1,489	2,254	5
Vancouver	1,289	1,164	2,453	8
Victoria	1,499	1,011	2,510	9
Regina	1,330	1,376	2,706	11
Saskatoon	938	1,241	2,179	4
Winnipeg	1,287	1,240	2,527	10
Montreal	2,490	752	3,242	15
Toronto	1,759	1,167	2,926	13
Ottawa	2,152	1,071	3,223	14
Halifax	1,456	1,328	2,784	12
Saint John	1,996	1,387	3,383	17
Fredericton	1,960	1,389	3,349	16
St. John's	1,150	1,115	2,265	6
Yellowknife	1,380	2,301	3,681	18
Average	1,357	1,296	2,653	--
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services October 2000 Notes: (1) Property tax shown excludes school taxes and is net of homeowner grants or credits. (2) Utility charges include telephones, power, water, sewer and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.				

**Chart 5: Total Property Tax for a
Single-Family House in 2000 -
Edmonton Region**



Prepared by: City of Edmonton, Planning and Development Department. October 2000

Notes:

- (1) Figures include municipal and school taxes.
- (2) The sample house is defined as a 25 - 30 year-old detached 3 bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, double car garage, on a 5,500 square foot lot.

2000 Residential Property Taxes and Utility Charges Survey

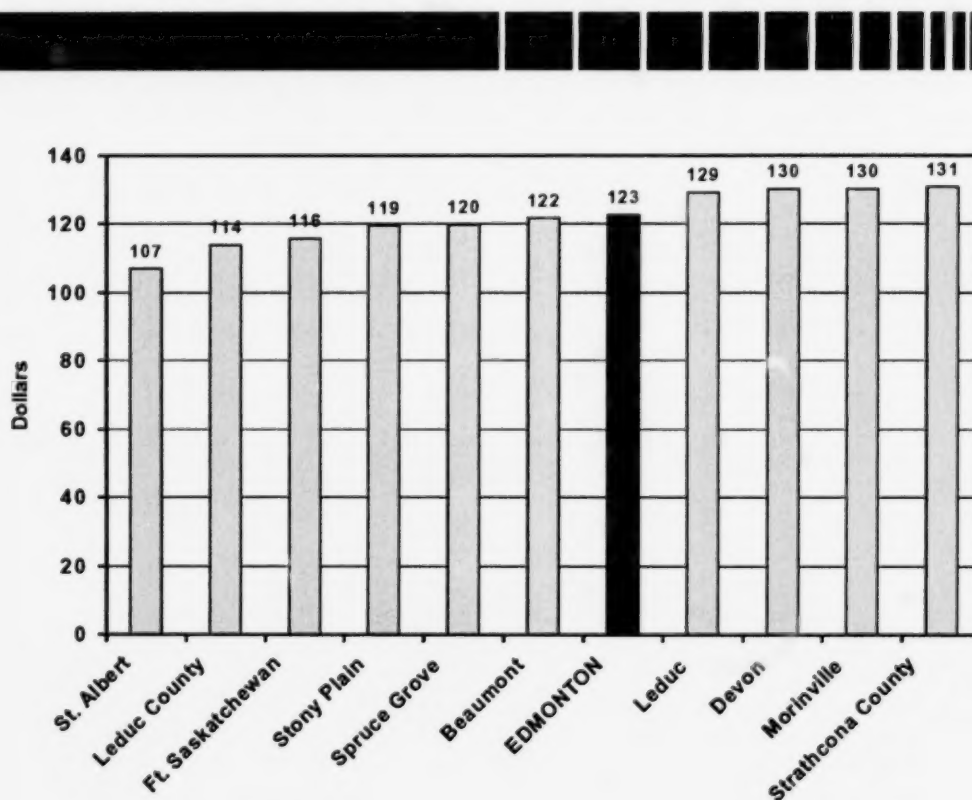
Table 5
Comparative Property Tax Levy on a Sample House in 2000
(Edmonton Capital Region)
(dollars)

	Municipal Tax	School Tax	Total	Rank	
				Municipal	Total
EDMONTON	856	722	1,578	4	7
St. Albert	1,234	695	1,929	11	11
Leduc	986	615	1,601	8	8
Fort Saskatchewan	682	662	1,344	1	1
Devon	919	608	1,527	6	4
Stony Plain	912	630	1,542	5	5
Spruce Grove	1,046	631	1,677	9	9
Morinville	1,149	626	1,775	10	10
Beaumont	930	579	1,509	7	3
Leduc County	703	670	1,373	2	2
Strathcona County	846	724	1,570	3	6
Average	933	651	1,584		

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
 October 2000

Notes: The sample house is defined as a **25 to 30 year-old** detached three-bedroom bungalow ,
 with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace,
double car garage, on a 5,500 square foot lot.

**Chart 6: Total Monthly Utility Charge
for a Single-Family House in 2000 -
Edmonton Region**



Prepared by: City of Edmonton, Planning and Development Department, October 2000
Notes: Figures include charges for telephone, power, water, sewer and garbage collection.

2000 Residential Property Taxes and Utility Charges Survey

Table 6
Average Monthly Utility Charges for a Single-Family House
(Edmonton Capital Region)
(as of September 2000)
(dollars)

	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Total	Rank
EDMONTON	22.40	45.67	25.42	21.16	8.00	122.65	7
St. Albert	22.86	48.43	14.83	13.38	7.25	106.75	1
Leduc	28.01	48.43	24.32	17.89	10.75	129.40	8
Ft. Saskatchewan	28.01	48.43	20.00	10.65	8.50	115.59	3
Devon	28.01	48.43	23.72	23.34	6.61	130.11	9
Stony Plain	28.01	48.43	26.35	9.21	7.40	119.40	4
Spruce Grove	28.01	48.43	35.49 [4]	-	8.00	119.93	5
Morinville	27.21	48.43	37.90	9.66	7.03	130.23	10
Beaumont	24.81	48.43	26.99	13.39	8.21	121.83	6
Leduc County	28.01	48.43	19.66	17.60	-	113.70	2
Strathcona County	28.01	48.43	21.36	23.03	10.00	130.83	11
Average	26.67	48.18	25.09	14.48	7.43	121.86	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch.
October 2000

Sources: EPCOR, TELUS and City of Edmonton Asset Management & Public Works Department.

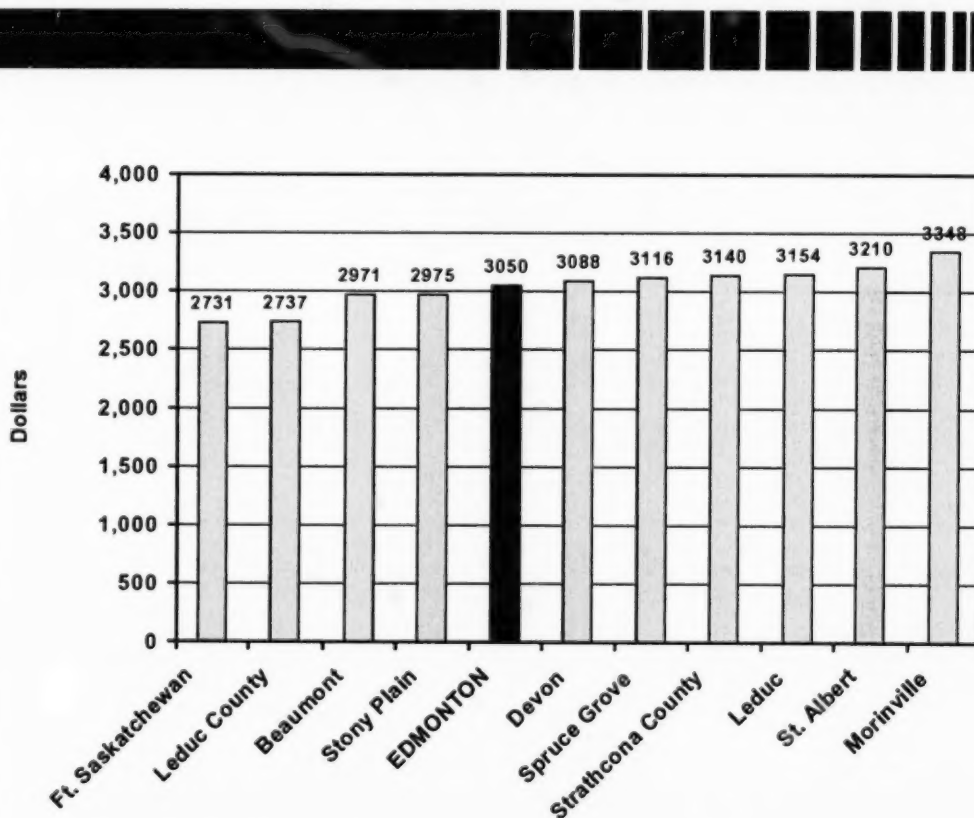
Notes: (1) For a touch-tone phone.

(2) Based on 500 KWH/month power consumption; Rates shown are as of July 2000 and include GST.

(3) Based on 20 cubic meter/month water consumption.

(4) Includes water and sewer charges.

Chart 7: Total Property Tax and Utility Charges for a Single-Family House in 2000 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. October 2000

Notes: (1) Total property tax includes municipal and school taxes. (2) The sample house is defined as a 25 - 30 year-old detached 3 bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, double car garage, on a 5,500 square foot lot.

2000 Residential Property Taxes and Utility Charges Survey

Table 7
Annual Total Property Tax and Utility Charges
for a Single-Family House in 2000
(Edmonton Capital Region)
(dollars)

	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	1,578	1,472	3,050	5
St. Albert	1,929	1,281	3,210	10
Leduc	1,601	1,553	3,154	9
Ft. Saskatchewan	1,344	1,387	2,731	1
Devon	1,527	1,561	3,088	6
Stony Plain	1,542	1,433	2,975	4
Spruce Grove	1,677	1,439	3,116	7
Morinville	1,775	1,563	3,338	11
Beaumont	1,509	1,462	2,971	3
Leduc County	1,373	1,364	2,737	2
Strathcona County	1,570	1,570	3,140	8
Average	1,584	1,462	3,046	-

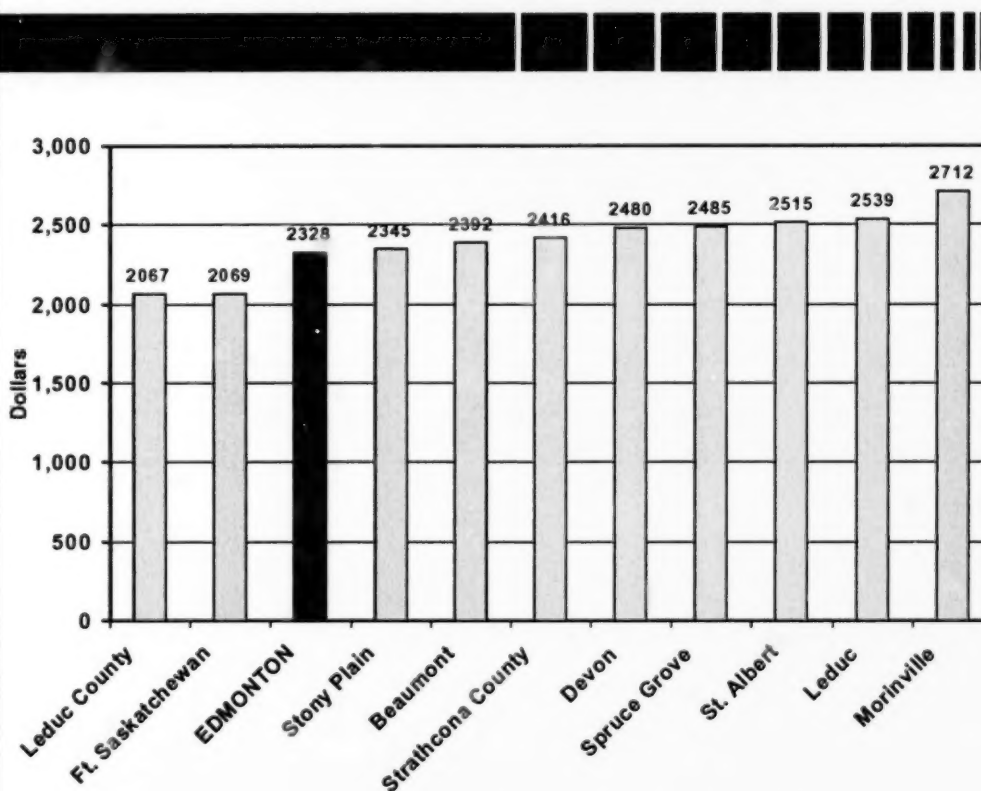
Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
October 2000

Notes: (1) Property tax shown includes municipal and school taxes.

(2) Utility charges include telephones, power, water, sewer and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable.

Chart 8: Combined Municipal Property Tax and Utility Charges for a Single-Family House in 2000 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department, October 2000

Notes: (1) Property tax figures exclude school taxes. (2) The sample house is defined as a 25 - 30 year-old detached 3 bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, double car garage, on a 5,500 square foot lot.

2000 Residential Property Taxes and Utility Charges Survey

Table 8
Annual Municipal Property Tax and Utility Charges
for a Single-Family House in 2000
(Edmonton Capital Region)
(dollars)

	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	856	1,472	2,328	3
St. Albert	1,234	1,281	2,515	9
Leduc	986	1,553	2,539	10
Ft. Saskatchewan	682	1,387	2,069	2
Devon	919	1,561	2,480	7
Stony Plain	912	1,433	2,345	4
Spruce Grove	1,046	1,439	2,485	8
Morinville	1,149	1,563	2,712	11
Beaumont	930	1,462	2,392	5
Leduc County	703	1,364	2,067	1
Strathcona County	846	1,570	2,416	6
Average	933	1,462	2,395	-

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
October 2000

Notes: (1) Property tax shown excludes school taxes.

(2) Utility charges include telephones, power, water, sewer and garbage collection.

Utility charges also include surcharges for water mains and sewer upgrading where applicable